



DATE: September 2, 2003

TO: File/Record/Applicant

FROM: Bryan Speegle, Director, Planning and Development Services Department

SUBJECT: Planning Application PA03-0070 – Site Development Permit for a temporary model home sales complex for the first sale of homes within Tract 15811.

Owner: Shea Homes
Agent: Dan Hosseinzadeh, Hunsaker & Associates

I. NATURE OF PROJECT:

The proposed project is a site development permit to establish a temporary model home sales complex for the first sale of homes in Tract 15811. The model complex is located in Planning Area 5B of the Newport Coast Planned Community, as prescribed by approved Coastal Development Permit PA00-0113 and subsequent Changed Plan CP03-0001. The project consists of three (3) model single-family detached homes within Tract 15811 on lots 42 through 44, with a temporary sales office located within the garage of the model home on lot 42. The temporary project parking lot is located on lot 41 and provides a total of fourteen (14) off-street parking stalls, including one (1) handicapped stall. The project also includes typical signage, trap fencing, and a maximum of 10 pennant flags. In addition, the complex includes one temporary restroom facility adjacent to the parking lot and temporary landscape areas and walkways leading from the off-street parking area to the model sales office.

Coastal Development Permit PA00-0113 was approved by the Orange County Planning Commission on December 20, 2000 as a project level development permit for Planning Area 5B of the Newport Coast Planned Community – Local Coastal Program. This Coastal Development Permit established grading, landscaping, and future development details, including building envelopes and product types for the development of the south western portion of Planning Area 5. The coastal development permit also established locations for future temporary model home sales complexes subject to approval of a Site Development Permit. Subsequently, Changed Plan CP03-0001 to the Coastal Development Permit PA00-0113 was approved, that among other details, modified the location of the model complex within PA 5B. This site development permit modifies the location of the model home complex once again within PA 5B to the proposed location from the previously approved lots identified within CP03-0001. With this noted modification for model complex location which is approved as a part of this application, this project has been deemed to be consistent with these previous approvals. It should be noted that development of the subject tract is subject to the regulations, development details, and

conditions of approval of Coastal Development Permit PA00-0113 and subsequent Changed Plan CP03-0001.

II. REFERENCE: (Authority for administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 9-1-136.1 "Temporary Uses and Structures"; together with the Newport Coast Planned Community – Local Coastal Program and Coastal Development Permit PA00-0113, with subsequent Changed Plan CP03-0001.

III. ENVIRONMENTAL DOCUMENTATION:

The project is Categorically Exempt (Class 3) as defined by the California Environmental Quality Act.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Bryan Speegle, Director, Planning and
Development Services Department

By: _____
Chad Brown, Chief
Site Planning and Consistency Section

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval